



**FARMERS
BRANCH**

ORDINANCE NO. 2149

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA SIXTY-FIVE (65) FEET IN HEIGHT WITHIN A LOCAL RETAIL-2 (LR-2) ZONING DISTRICT AT 2740 VALWOOD PARKWAY, SUITE 130; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna constructed to a maximum height of sixty-five (65) feet within a Local Retail-2 (LR-2) zoning district and located at 2740 Valwood Parkway, Suite 130.

SECTION 2. That the cellular communications antenna shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna.

SECTION 4. That the owner shall remove the antenna, the concrete base holding the antenna, and all wires leading to the antenna at such time that the antenna becomes obsolete and the use is abandoned, within ninety (90) days of receipt of written notice from the City.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

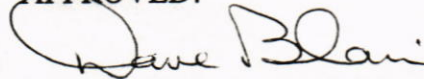
SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 21st day of November, 1994.

APPROVED:



Mayor

APPROVED AS TO FORM:


Attorney

ATTEST:

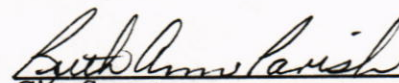
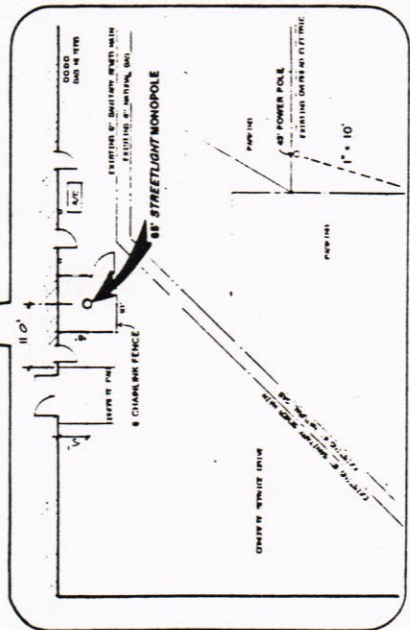
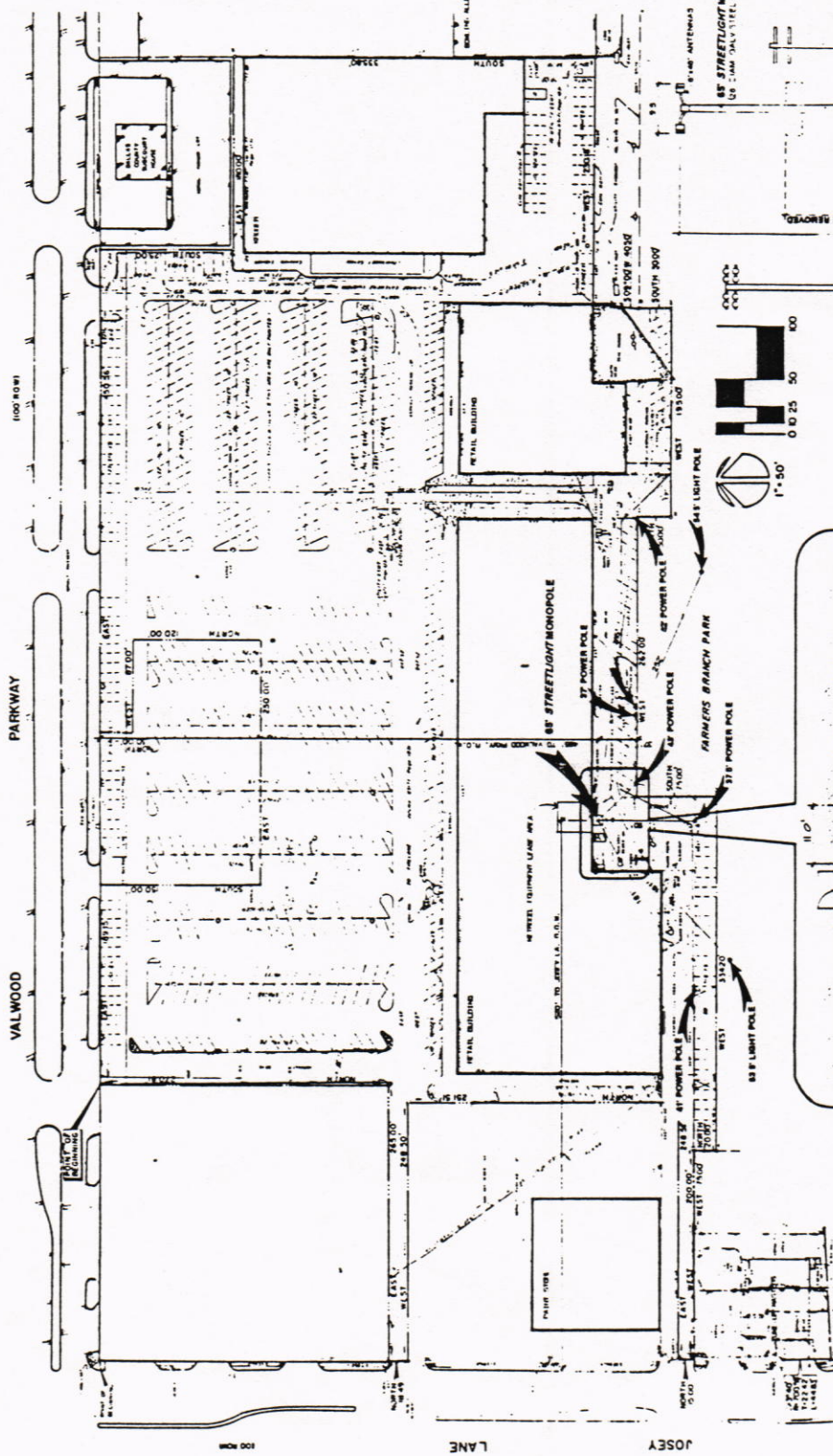

City Secretary

EXHIBIT "A" (1 of 3)



REAR ELEVATION

INDICATED POLE HEIGHTS ARE BASED UPON THE DATUM AT THE POINT OF INTERSECTION

colvert & co. architects, inc.
1301 elm st. # 103
corvallis, or 97330
214447-0495



Issue 0019
01/11/19
01/11/19
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sheet 1
NEUROCEL CELLULAR TELEPHONE COMPANY
12100 N. BRIDGE PARKWAY SUITE 100
BRIDGE PARK, TEXAS 75750

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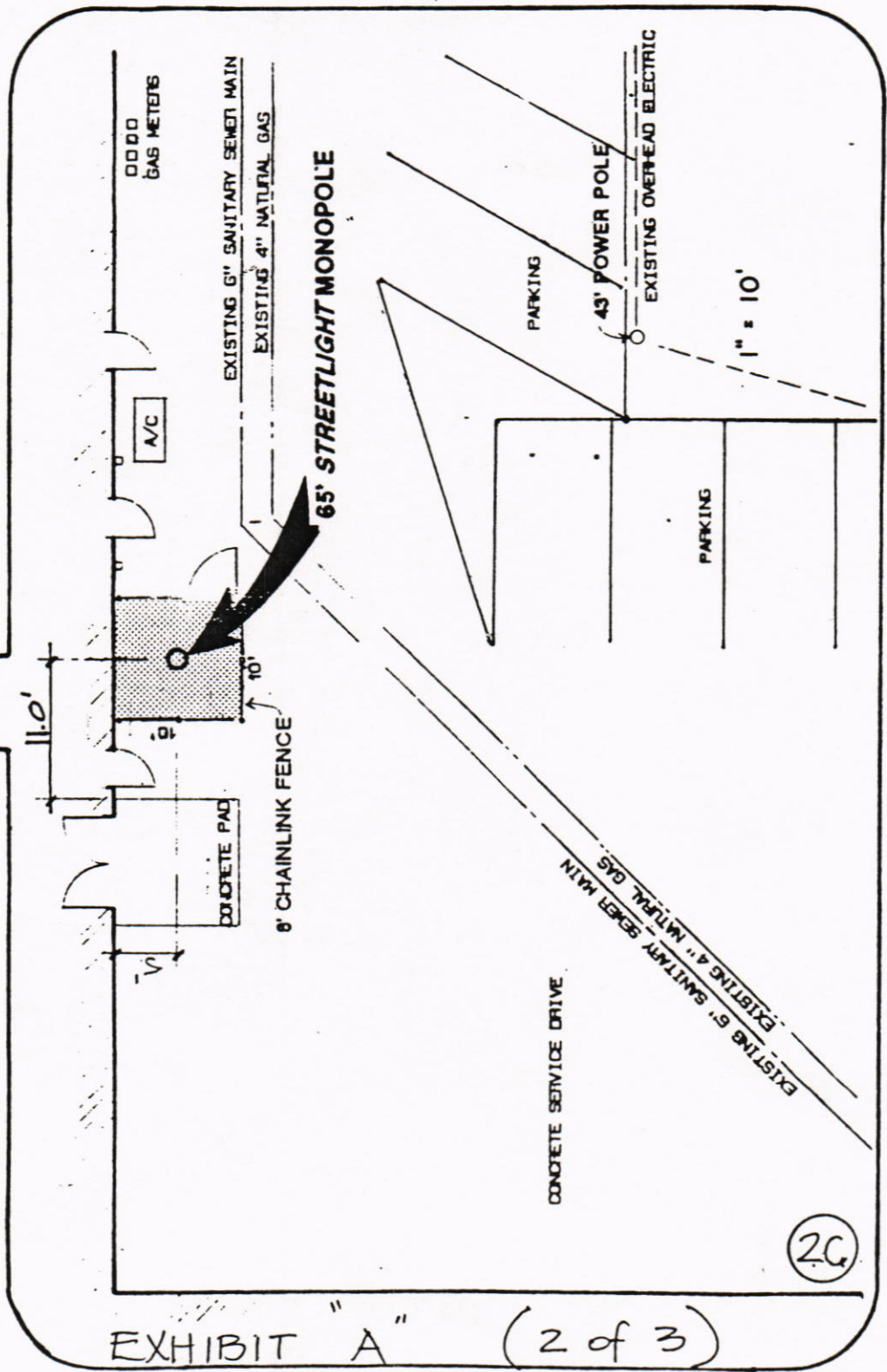
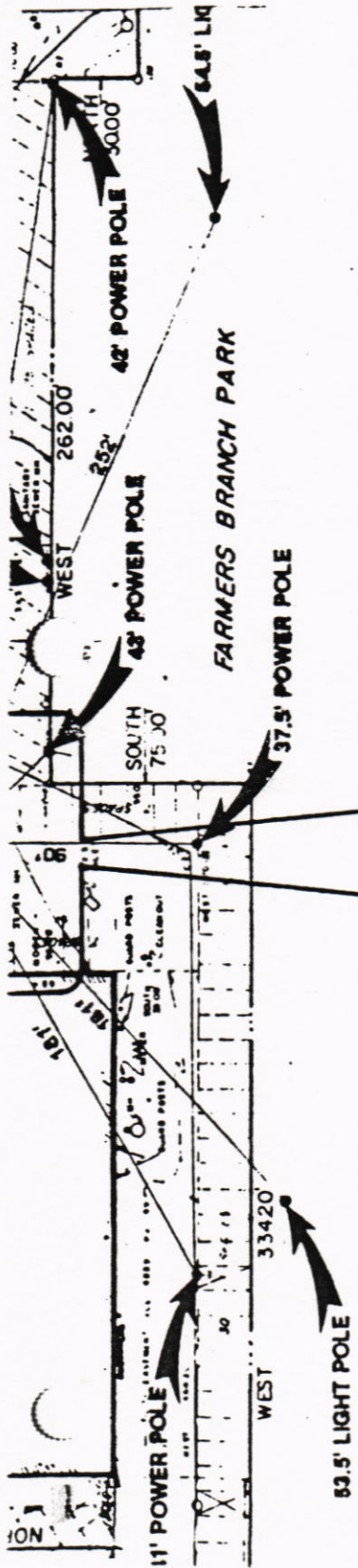
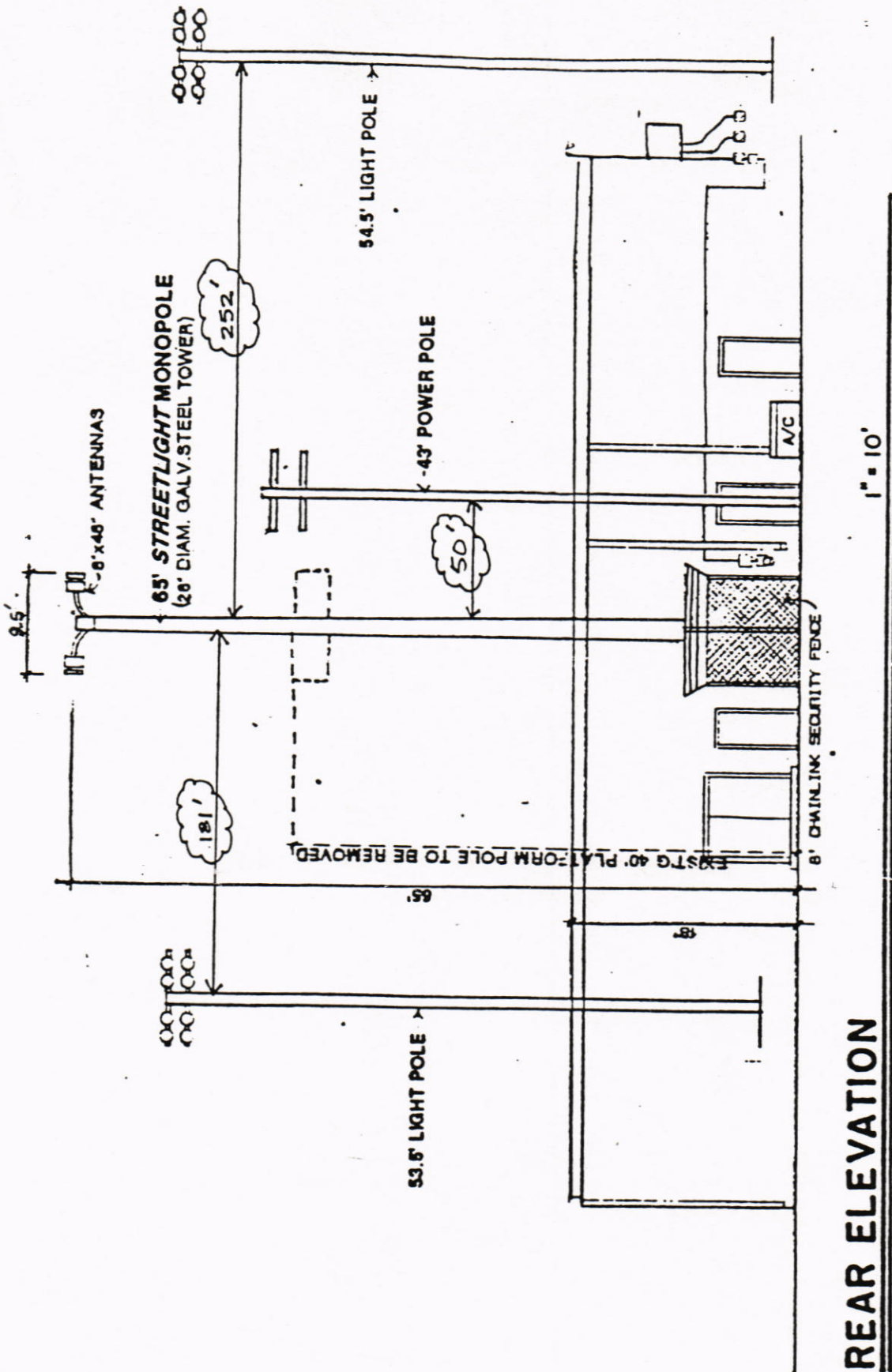


EXHIBIT "A" (2 of 3)



REAR ELEVATION

INDICATED POLE HEIGHTS ARE
BASED UPON 100' DATUM AT
BASE OF METROCEL POLE